

Delegated Report

Approval of Details Application

Application no: 20240125

Location: The Old Forge Wrotham Road Meopham Gravesend

Description: Application for the approval of listed building condition 3 and 5 attached to planning permission reference number 20200655 relating to full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only) and a detailed repairs schedule.

Applicant: Mr & Mrs Walker-Buckton

Site Visit Date: 23/02/2024

Listed Building Consent (LBC) was granted for conversion of existing detached garage into one bedroom annexe and home office. Alterations and refurbishment of main house to include new flat roofs, new windows and doors under application ref. 20200655 on 01.12.2020. This was subject to a number of conditions including condition nos. 3 and 5 which this application seeks to discharge.

Consultations

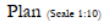
GBC Conservation Officer

The joinery details for the windows and doors are inappropriate for a listed building as they adopt standard double glazed sealed units, with modern factory manufactured joinery sections and thin window cills incorrectly detailed for the opening. Also noted is the projecting storm door detail which should be flush with the window frame.

It may be easier to send an example of acceptable flush casement details, attached.

The repairs schedule covers all the main areas of work proposed and is acceptable in heritage terms.

Joinery Details



Plan (Scale 1:10)

(Scale 1:10)

Plan (Scale 1:10)

(Scale 1:10)

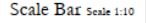


Detail B

Detail C



Detail E



Scale Bar Scale 1:1

Project: Brown College, Columbia

Client:
Mr & Mrs Saunders



1:10 Section as extg. & proposed

Full size plan

Full size section

Scan + 3 folded

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Condition 3

Condition 3 is as follows:

Prior to works commencing on site full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only), shall be submitted to and approved in writing by the local planning authority. The details shall include the following;

- c) Window manufacturer details accompanied by 1:1 or 1:2 vertical section drawing showing depth of reveals in the openings.*
- d) 1:1 elevation details and 1:1 or 1:2 part vertical and part plan section of all doors to be used.*

The development shall thereafter be carried out in accordance with the approved details and maintained thereafter unless otherwise agreed in writing by the local planning authority;

Reason *No such details have been submitted and in order to ensure special regard is paid to protecting the character and appearance of the Listed Building and Hook Green Conservation Area pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved policy TC3 of the Gravesham Local Plan First Review (1994).*

The information submitted in pursuance of condition 3 is as follows:

- Application form;
- Drawing no. 19190_PL_500 – Joinery Details – Key Plan Proposed Ground Floor Plan;
- Drawing no. 19190_PL_508A.1 - Proposed Window WG08A (Sheet 1 of 2);
- Drawing no. 19190_PL_508A.2 - Proposed Window WG08A (Sheet 2 of 2);
- Drawing no. 19190_PL_510 - Proposed Window WG10;
- Drawing no. 19190_PL_511.1 - Proposed Window WG11 (Sheet 1 of 2);
- Drawing no. 19190_PL_511.2 - Proposed Window WG11 (Sheet 2 of 2);
- Drawing no. 19190_PL_512.1 - Proposed Window WG12 (Sheet 1 of 2);
- Drawing no. 19190_PL_512.2 - Proposed Window WG12 (Sheet 2 of 2);
- Drawing no. 19190_PL_521.1 - Proposed Door EDG01 (Sheet 1 of 2);
- Drawing no. 19190_PL_521.2 - Proposed Door EDG01 (Sheet 2 of 2);
- Drawing no. 19190_PL_523.3 - Proposed Door EDG03 (Sheet 1 of 3);
- Drawing no. 19190_PL_523.2 - Proposed Door EDG03 (Sheet 2 of 3);
- Drawing no. 19190_PL_523.3 - Proposed Door EDG03 (Sheet 3 of 3);
- Drawing no. 19190_PL_524.1 - Proposed Door EDG04 (Sheet 1 of 3);
- Drawing no. 19190_PL_524.2 - Proposed Door EDG04 (Sheet 2 of 3);
- Drawing no. 19190_PL_524.3 - Proposed Door EDG04 (Sheet 3 of 3);
- Drawing no. 19190_PL_525.1 - Proposed Door EDG05 (Sheet 1 of 3);
- Drawing no. 19190_PL_525.2 - Proposed Door EDG05 (Sheet 2 of 3);
- Drawing no. 19190_PL_525.3 - Proposed Door EDG05 (Sheet 3 of 3);
- Drawing no. 19190_PL_526.1 - Proposed Door EDG06 (Sheet 1 of 3);
- Drawing no. 19190_PL_526.2 - Proposed Door EDG06 (Sheet 2 of 3); and
- Drawing no. 19190_PL_526.3 - Proposed Door EDG06 (Sheet 3 of 3).

It should be noted that condition 3 of LBC ref. 20200655 has already been partially discharged. In 2021 the applicant applied for partial discharge of condition 3 attached to LBC ref. 20200655 under application ref. 20210217. The application form and covering letter submitted explained that partial discharge related to the joinery details for the detached double garage only which was to be converted to an annex. It can be seen that timber double glazed windows and doors were permitted in the detached garage to be converted to an annex under partial approval of condition 3 under ref. 20210217. The joinery details for the replacement windows in the rear elevation and south-east side elevation of the modern single storey extension on the rear of this listed building and the front of the attached modern garage that were also permitted under LBC ref. 20200655 therefore remained undischarged and this application for approval of condition 3 is to discharge the joinery details for those windows.

The submitted details show that the proposal is for double glazed windows and doors for the replacement windows which have been approved in the rear elevation and south-east side elevation of the modern

single storey extension on the rear of this listed building and the front of the attached modern garage.

Whilst it has been deemed acceptable to install double glazed windows and doors in the detached garage converted to an annex it would not be appropriate in the main listed building itself. This view is supported by the Conservation Officer who advises that the 'windows and doors are inappropriate for a listed building as they adopt standard double glazed sealed units, with modern factory manufactured joinery sections and thin window cills incorrectly detailed for the opening. Also noted is the projecting storm door detail which should be flush with the window frame'. The Conservation Officer provides drawings showing a correct example to follow.

Double glazed units are not an unacceptable alteration in a listed building. Double glazing is not an authentic feature for windows and doors in a listed building particularly of this age and character, whether of a slim line system or standard double glazing. The submitted generic window details show a thick double glazing system is proposed. Double glazing results in the rebate in both the glazing bars and the main framing members of the windows to house the glazing being more substantial than is traditionally the case with single glazed windows. Double glazing appears very different to a single pane of glass. This is due to the introduction of a perimeter seal between the edges of the two panes of glass and the required detail changes to the framing members of the windows and glazing bars to receive the thicker glazing units. Furthermore, double glazing reflects light differently and produces a strong double reflection which is almost mirror-like. The double glazed windows and doors would be an alien and incongruous feature that would not protect the architectural or historic interest of this listed building and would also not preserve the character or appearance of the Hook Green Conservation Area. Also as the Conservation Officer notes the projecting storm detail is inappropriate when it should be flush.

The proposal for double glazed windows and doors would unacceptably harm the special interest of this listed building and again to reiterate double glazing of any form is not an authentic feature to have in a listed building of this age or character. It would be an incongruous feature that would be unacceptably harmful to the architectural and historic importance of this grade II listed building and the character and appearance of the Hook Green Conservation Area.

For the reasons given above, it has been found that the proposed replacement windows and doors would not preserve this grade II listed building and its special interest nor the character and appearance of the Hook Green Conservation Area, and therefore would be contrary to Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and section 16 of the NPPF (2023). As such condition 3 attached to LBC ref. 20200655 cannot be discharged.

Condition 5

Condition 5 is:

Prior to the commencement of the works hereby approved a detailed repairs schedule showing the extent of repairs and alterations, including how it is intended to retain the acknowledge heritage elements of the Listed building shall be submitted for prior approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason *No such details have been submitted and in order to ensure special regard is paid to protecting the character and appearance of the Listed Building and Hook Green Conservation Area pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved policy TC3 of the Gravesham Local Plan First Review (1994).*

The information submitted in pursuance of condition 5 is as follows:

- Repair Schedule.

The Conservation Officer advises that the repairs schedule is acceptable in heritage terms. It is therefore considered that condition 5 can be discharged.

Conclusion

Whilst acceptable information has been submitted to discharge condition 5, the information submitted to discharge condition 3 is not acceptable. The Council is unable to issue a split decision.

The details submitted for condition 3 of Listed Building Consent 20200655 are not acceptable as the proposed replacement windows and doors by virtue of their double glazing and design detailing would be unauthentic, incongruous and unsympathetic replacement windows and doors that would not preserve the architectural and historic interest of this grade II listed building but would cause harm to it and would not preserve the character and appearance of the Hook Green Conservation Area. As such, the proposal is contrary to Policies CS19 and CS20 (LPCS), saved Policy TC2 (LPFR) and section 16 (NPPF (2023) and condition 3 cannot be discharged.

Recommendation:

Refusal of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	8th April 2024	Dated:	08 April 2024